

Statement of Environmental Effects

Alterations & Additions including new Secondary Dwelling to 28 Watkins Road Avalon Beach NSW 2107

Site Details

Address:

28 Watkins Road Avalon Beach NSW 2107

Lot 14

DP 11096

Site Area: 1,131.5m² (as per survey)

Site Description

The property of 28 Watkins Road currently holds a two storey split level dwelling.

The site is located to the eastern side of Watkins Road.

The property slopes from the rear of the property to the street. (East to West).

To the east is Bangalley Park Public Reserve.

To the North is No.30 which holds a two storey dwelling.

To the South is No. 26 which holds a two storey dwelling with swimming pool and two storey pool cabana.

The general vicinity of the site is characterised by predominantly 1 & 2 storey residential dwellings, of a variety of styles & scales of development.

Proposed Development

The proposed development is for a new secondary dwelling and for alterations & additions to the existing dwelling to further enhance carparking facilities.

This includes:

- New carport & associated storage to existing dwelling
- New secondary dwelling

The proposed works have been designed with the aim to retain the existing amenity of neighbouring properties & is consistent with the scale & form of other development in the vicinity. The proposed secondary dwelling and alterations & additions generally aim to comply with Council Controls.

Site Zoning

- The property of 28 Watkins Road is zoned C4 – Environmental Living.
- Identified as Coastal Management (Refer Coastal Report from Horton Coastal Engineering & Geotechnical Report as prepared by White Geotechnical Group))
- Identified as Bush Fire Prone Land (Refer Bushfire Report as prepared by Bushfire Hazard Solutions)

The nature of the alterations & additions & proposed secondary dwelling at 28 Watkins Road, aims to respect the current zoning of the property and neighbouring properties.

ID & Outcomes: Pittwater Local Environmental Plan 2014 & Pittwater 21 Development Control Plan	Controls	Compliance	Consideration
Zone C4 Environmental Living Objectives of zone <ul style="list-style-type: none"> To provide for low impact residential development in areas with special ecological, scientific or aesthetic values. To ensure that residential development does not have an adverse effect on those values. To provide for residential development of a low density and scale integrated with the landform and landscape. To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors. 		Yes	<p>The proposal is for minor alterations & additions to an existing dwelling including carparking, along with a new separate secondary dwelling.</p> <p>The siting of the proposed works maintain a suitable scale and compatibility of the surrounding area.</p>
4.3 Height of buildings The objectives of this clause are as follows: to ensure that any <u>building</u> , by virtue of its height and scale, is consistent with the desired character of the locality, to ensure that buildings are compatible with the height and scale of surrounding and nearby development, to minimise any overshadowing of neighbouring properties, to allow for the reasonable sharing of views, to encourage buildings that are designed to respond sensitively to the natural topography, to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.	The height of buildings is not to exceed 8.5m The Height of secondary dwellings is not to exceed 5.5m	Yes	<p>Refer DA.15 & DA.16 in the architectural drawing package.</p> <p>The subject site is identified as having an allowable height of 8.5m. For a secondary dwelling, the allowable height is 5.5m</p> <p>As can be seen in the architectural drawings, the proposed alterations & additions comply with Council's heights plane requirements.</p>

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<p>7.1 Acid sulfate soils</p> <p>The objectives of this clause are as follows:</p> <ul style="list-style-type: none"> The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage. Development consent is required for the carrying out of works described in the table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works. 	<p>Class Works of land</p> <ol style="list-style-type: none"> Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land. 	Yes	<p>The proposed alterations & additions are considered Class 5 on the Pittwater Acid Sulfate Soils Map.</p> <p>As the works will not lower the water table by 1m AHD on adjacent Class 1, 2, 3 or 4 land within 500m, therefore compliant</p>
<p>7.5 Coastal risk planning</p> <p>The objectives of this clause are as follows:</p> <ul style="list-style-type: none"> to avoid significant adverse impacts from coastal hazards, to ensure uses of land identified as coastal risk are compatible with the risks presented by coastal hazards, to enable the evacuation of land identified as coastal risk in an emergency, to avoid development that increases the severity of coastal hazards. This clause applies to the land identified on the Coastal Risk Planning Map as: Wave Inundation, or Coastal Erosion/Wave Inundation, or Bluff/Cliff Instability. 	<p>Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:</p> <ul style="list-style-type: none"> is not likely to cause detrimental increases in coastal risks to other development or properties, is not likely to alter coastal processes and the impacts of coastal hazards to the detriment of the environment, and incorporates appropriate measures to manage risk to life from coastal risks, and is likely to avoid or minimise adverse effects from the impact of coastal processes and the exposure to coastal hazards, particularly if the development is located seaward of the immediate hazard line, and provides for the relocation, modification or removal of the development to adapt to the impact of coastal processes and coastal hazards, and has regard to the impacts of sea level rise, and will have an acceptable level of risk to both property and life, in relation to all identifiable coastline hazards. 	Yes	<p>As the property is zoned as Coastal Risk – Bluff Instability, refer Coastal Report as prepared by Horton Coastal Engineering, along with Geotechnical Report as prepared by White Geotechnical.</p> <p>All works are to be in accordance with recommendations from the Coastal and Geotechnical Engineers.</p>

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<p>7 Geotechnical hazards</p> <p>The objectives of this clause are to ensure that development on land subject to geotechnical hazards:</p> <ul style="list-style-type: none"> (a) matches the underlying geotechnical conditions of the land, and (b) is restricted on unsuitable land, and (c) does not endanger life or property. 	<p>This clause applies to land identified as Geotechnical <u>Hazard</u> H1 on the <u>Geotechnical Hazard Map</u>.</p> <p>Before determining a development application for development on land to which this clause applies, the consent authority must consider the following matters to decide whether or not the development takes into account all geotechnical risks:</p> <ul style="list-style-type: none"> • site layout, including access, • the development's design and construction methods, • the amount of cut and <u>fill</u> that will be required for the development, • <u>waste</u> water management, stormwater and <u>drainage</u> across the land, • the geotechnical constraints of the site, • any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development. <p>Development consent must not be granted to development on land to which this clause applies unless:</p> <ul style="list-style-type: none"> (a) the consent authority is satisfied that the development will appropriately manage waste water, stormwater and drainage across the land so as not to affect the rate, volume and quality of water leaving the land, and (b) the consent authority is satisfied that: <ul style="list-style-type: none"> • the development is designed, sited, and will be managed to avoid any geotechnical risk and significant adverse impact on the development and the land surrounding the development, or • if that risk or impact cannot be reasonably avoided - the development is designed, sited and will be managed to minimise that risk or impact, or • if that risk or impact cannot be minimised - the development will be managed to mitigate that risk or impact. 	<p>Yes</p>	<p>The subject property is considered to be in Geotechnical Hazard area H1.</p> <p>Refer Geotechnical Report and certified forms as prepared by White Geotechnical Group.</p> <p>All proposed works are to be in accordance with this report and its recommendations.</p>

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B3.6 Contaminated Land & Potentially Contaminated Land Protection of public health. Protection of the natural environment. Successful remediation of contaminated land.	Council shall not consent to the carrying out of any development on the land unless it has considered State Environmental Planning Policy No.55 Remediation of Land. In particular, Council shall consider: <ul style="list-style-type: none"> • Whether the land is contaminated; and • If the land is contaminated, whether the land is suitable in its contaminated state (or will be suitable after remediation) for the purpose for which the development is proposed to be carried out; and • If the land requires remediation, whether the land will be remediated before the land is used for that purpose. 	Yes	The subject property is a dwelling and has not been used in the past for any purpose that might cause contamination. If asbestos is present in areas to be removed or altered, it will be removed to Code & Council requirements.
B5.15 Stormwater Rates of stormwater discharged into receiving environment maintained or reduced	Controls An OnSite Detention (OSD) facility is to be installed where the development results in additional hard (impervious) surface area of greater than 50m2 (on a cumulative basis since February 1996) and on land designated through mapping as requiring OSD facility.	Yes	Refer DA.18 Concept Stormwater Drainage Plan in the architectural drawing package. The proposed alterations & additions result in additional hard (impervious) surfaces of 67m2, therefore OSD tank of 4500 litres is required on site. A watertank is required as per BASIX certificate. DPs and overflow to be connected to existing stormwater system

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<p>B6.3 Off-Street Vehicle Parking Requirements</p> <p>An adequate number of parking and service spaces that meets the demands generated by the development. Functional parking that minimises rainwater runoff and adverse visual or environmental impacts while maximising pedestrian and vehicle safety. Safe and convenient parking.</p>	<p>The minimum number of vehicle parking spaces to be provided for off-street parking is as follows for dual occupancies, dwelling houses, secondary dwellings, exhibition homes, rural workers' dwellings and tourist and visitor accommodation:</p> <p>A dwelling with 2 bedrooms or more requires 2 parking spaces.</p> <p>For a Secondary Dwelling a minimum of 1 space is required in addition to existing requirement for the principal dwelling (based on number of bedrooms in principal dwelling).</p>	Yes	<p>Refer DA10 in the architectural drawing package.</p> <p>There is an existing garage which has 2 x vehicle spaces. The proposal provides for a carport for the parking of 2 x vehicle spaces.</p> <p>Therefore the proposal satisfies the requirements for a minimum of 3 x vehicle spaces.</p>
<p>B8.3 Construction and Demolition Waste Minimisation.</p> <p>Reduction management of demolition, excavation and construction works is to be minimised by reuse onsite, recycling, or disposal at an appropriate waste facility.</p>	<p>Waste materials generated through demolition, excavation and construction works is to be minimised by reuse onsite, recycling, or disposal at an appropriate waste facility.</p>	Yes	<p>Any materials from preparation, demolition, excavation & construction are to be re-used onsite as suitability permits, with waste materials to be disposed of at recycling facilities or appropriate waste facilities such as Kimbriki.</p>

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<p>C1.1 Landscaping</p> <p>A built form softened and complemented by landscaping. (En) Landscaping reflects the scale and form of development. (En) Retention of canopy trees by encouraging the use of pier and beam footings. (En) Development results in retention of existing native vegetation. (En) Landscaping results in the long-term retention of Pittwater's locally native tree canopy. (En) Landscaping retains and enhances Pittwater's biodiversity by using locally native plant species (En) Landscaping enhances habitat and amenity value. (En, S) Landscaping results in reduced risk of landslip. (En, Ec) Landscaping results in low watering requirement. (En)</p>	<p>All canopy trees, and a majority (more than 50%) of other vegetation, shall be locally native species..</p> <p>In all development a range of low-lying shrubs, medium-high shrubs and canopy trees shall be retained or provided to soften the built form.</p> <p>At least 2 canopy trees in the front yard and 1 canopy tree in the rear yard are to be provided on site. Where there are existing canopy trees, but no natural tree regeneration, tree species are to be planted to ensure that the canopy is retained over the long- term. Where there are no canopy trees the trees to be planted are to be of sufficient scale to immediately add to the tree canopy of Pittwater and soften the built form.</p> <p>The front of buildings (between the front boundary and any built structures) shall be landscaped to screen those buildings from the street as follows:</p> <p>60% for a single dwelling house, secondary dwelling, rural workers' dwellings, or dual occupancy.</p> <p>Screening shall be of vegetation (not built items), and shall be calculated when viewed directly onto the site.</p> <p>In bushfire prone areas, species shall be appropriate to the bushfire hazard.</p> <p>Development shall provide for the reasonable retention and protection of existing significant trees, especially near property boundaries.</p> <p>Canopy trees are to be located a minimum of 5 metres from existing and proposed built structures, or minimum of 3 metres where pier and beam footings are used.</p>	<p>Yes</p>	<p>Refer Concept Landscaping as indicated in the architectural plans DA09 & DA10.</p> <p>Privacy planting is proposed to the side boundaries at appropriate locations. This will aid in softening the building in the landscape and provide for visual privacy between neighbouring properties.</p> <p>Privacy planting is proposed between the principle and secondary dwellings. This will provide for more privacy between the dwellings.</p> <p>In essence, the proposed landscaping aims to soften the proposed built forms in a suitable scale for the site and surrounds.</p> <p>It is proposed to incorporate pier and beam footings in order to limit disturbance of the site where appropriate.</p> <p>It is proposed to retain mature canopy trees.</p> <p>One Banksia tree (refer Arboricultural Report) will be removed.</p> <p>This tree will be replacement with an endemic native tree on the site.</p>

























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<p>C1.3 View Sharing</p> <p>A reasonable sharing of views amongst dwellings. (S) Views and vistas from roads and public places to water, headland, beach and/or bush views are to be protected, maintained and where possible, enhanced. (S) Canopy trees take priority over views. (En, S)</p>	<p>All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties.</p> <p>The proposal must demonstrate that view sharing is achieved through the application of the Land and Environment Court's planning principles for view sharing.</p> <p>Where a view may be obstructed, built structures within the setback areas are to maximise visual access through the structure e.g. by the provision of an open structure or transparent building materials.</p> <p>Views are not to be obtained at the expense of native vegetation.</p>	Yes	All existing views are to be maintained.
<p>C1.4 Solar Access</p> <p>Residential development is sited and designed to maximise solar access during mid-winter. (En) A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development. (En) Reduce usage and/dependence for artificial lighting.</p>	<p>The main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st.</p> <p>Windows to the principal living area of the proposal, and windows to the principal living area of adjoining dwellings, are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st (that is, to at least 50% of the glazed area of those windows).</p> <p>Solar collectors for hot water or electricity shall receive at least 6 hours of sunshine between 8.00am and 4.00pm during mid winter.</p> <p>Developments should maximise sunshine to clothes drying areas of the proposed development or adjoining dwellings.</p> <p><i>Variations</i> <u>General</u> Where the following constraints apply to a site, reasonable solar access to the main private open space and to windows to the principal living area will be assessed on a merit basis:</p> <ul style="list-style-type: none"> • where the orientation or shape of a lot precludes northerly orientation (20° west to 30° east of north), 	Yes	<p>Refer architectural drawings DA.21, DA.22 & DA.23.</p> <p>As can be seen in the architectural shadow diagrams at 9am, 12 noon and 3pm on the winter solstice, the existing level of sun access to windows to the principal living areas of neighbouring properties is maintained. Refer to the hatched indication of location of principal living areas on the shadow diagrams.</p>

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	<ul style="list-style-type: none"> • where there is adverse slope or topography, • where there is existing vegetation, obstruction, development or fences that overshadow, or • where other controls have priority, e.g. heritage and landscaping considerations. <p>Subject to a merit assessment, consent may be granted where a proposal does not comply with the standard, provided the resulting development is consistent with the general principles of the development control, the desired future character of the locality and any relevant State Environmental Planning Policy.</p>		
C1.5 Visual Privacy Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design. A sense of territory and safety is provided for residents.	Private open space areas including swimming pools and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9 metres by building layout, landscaping, screening devices or greater spatial separation as shown in the diagram below (measured from a height of 1.7 metres above floor level). Elevated decks and pools, verandahs and balconies should incorporate privacy screens where necessary and should be located at the front or rear of the building. Direct views from an upper level dwelling shall be designed to prevent overlooking of more than 50% of the private open space of a lower level dwelling directly below.	Yes	Generally, the private open spaces are to remain. The proposed secondary dwelling living space opens towards the centre of the site. <u>No</u> windows are proposed to face No. 26 Watkins Road. Planted screening to side boundaries is proposed Therefore visual privacy is retained.
C1.6 Acoustic Privacy Noise is substantially contained within each dwelling and noise from any communal or private open space areas are limited. (S) Noise is not to be offensive as defined by the Protection of the Environment Operations Act 1997, including noise from plant, equipment and communal or private open space areas.	Noise-sensitive rooms, such as bedrooms, should be located away from noise sources, including main roads, parking areas, living areas and communal and private open space areas and the like.	Yes	The proposed layout & location for the secondary dwelling is well back from the road and has its living opening to the centre of the site. <u>No</u> windows are proposed to face No. 26 Watkins Road. Therefore acoustic privacy is retained.

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<p>C1.7 Private Open Space</p> <p>Dwellings are provided with a private, usable and well-located area of private open space for the use and enjoyment of the occupants. (S) Private open space is integrated with, and directly accessible from, the living areas of dwellings. (S) Private open space receives sufficient solar access and privacy. (En, S)</p>	<p>Private open space shall be provided as follows:-</p> <p>a) Dwelling houses, attached dwellings, semi-detached dwellings, and dual occupancies:-</p> <p>Minimum 80m² of private open space per dwelling at ground level, with no dimension less than 3 metres. No more than 75% of this private open space is to be provided in the front yard.</p> <p>Within the private open space area, a minimum principal area of 16m² with a minimum dimension of 4m and grade no steeper than 1 in 20 (5%).</p> <p>Dwellings are to be designed so that private open space is directly accessible from living areas enabling it to function as an extension of internal living areas.</p> <p>Private open space areas are to have good solar orientation (i.e. orientated to the north-east or north-west where possible). Where site or slope constraints limit optimisation of orientation, the private open space area must have access to some direct sunlight throughout the year (see Solar Access).</p> <p>Private open space should be located to the rear of the dwelling to maximise privacy for occupants.</p> <p>Where this open space needs to be provided to the front of the dwelling, the area should be screened from the street to ensure that the area is private.</p> <p>A balcony located above ground level, but which has access off living areas of dwellings, can be included as private open space. The dimensions should be sufficient so that the area can be usable for recreational purposes (i.e. a minimum width of 2.4m). First floor balconies along the side boundary must be designed to limit overlooking and maintain privacy of adjoining residential properties.</p> <p>Private open space areas should include provision of clothes drying facilities, screened from the street or a public place. Shared clothes drying facilities are acceptable.</p> <p>An accessible and usable area for composting facilities within the ground level private open space is required.</p>	<p>Yes</p>	<p>Refer to the architectural drawings.</p> <p>As can be seen in the architectural drawings the private open spaces provide well over the required 80sqm per dwelling.</p>

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<p>C1.11 Secondary Dwellings</p> <p>Limitation of the visual bulk and scale of development. (En, S) Provision of design flexibility for second storey development. Restriction of the footprint of development site. (En) Retention of natural vegetation and facilitation planting of additional landscaping. (En) Provision of rental accommodation. (S)</p>	<p>The development of a secondary will result in not more than two (2) dwellings being erected on an allotment of land.</p> <p>A secondary dwelling contains not more than two (2) bedrooms and not more than one (1) bathroom.</p> <p>Where the secondary dwelling is separate from the principal dwelling, only one storey will be allowed.</p> <p>Where the secondary dwelling is located within, or is attached to the principal dwelling (including the garage) the maximum building height is to be in accordance with the height controls contained within <i>Pittwater Local Environmental Plan 2014</i>.</p> <p>A secondary dwelling above a detached garage is not supported.</p>	<p>Yes</p>	<p>Refer to the architectural drawings. DA09, DA11 – DA16.</p> <p>Due to site constraints, the secondary dwelling is to be sited towards the front of the property, aligning with the front of No. 26 Watkins Road.</p> <p>The secondary dwelling is to have dark cladding to recede in the landscape.</p> <p>As can be seen in the architectural drawings, there are no more than two dwellings to be on the site.</p> <p>The secondary dwelling is proposed to have two bedrooms and one bathroom only.</p>
<p>D1.1 Character as Viewed from a Public Place</p> <p>To achieve the desired future character of the Locality. To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment. (En, S, Ec) To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment. The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation. (En, S, Ec) High quality buildings designed and built for the natural context and any natural hazards. (En, S) Buildings do not dominate the streetscape and are at 'human scale'. To preserve and enhance district and local views</p>	<p>Buildings which front the street must have a street presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc) that are compatible with any design themes for the locality. Blank street frontage facades without windows shall not be permitted.</p> <p>Walls without articulation shall not have a length greater than 8 metres to any street frontage. Any building facade to a public place must incorporate at least two of the following design features:</p> <p>entry feature or portico; awnings or other features over windows; verandahs, balconies or window box treatment to any first floor element; recessing or projecting architectural elements;</p>	<p>Yes</p>	<p>Due to site constraints, the secondary dwelling is to be sited towards the front of the property, aligning with the front of No. 26 Watkins Road.</p> <p>Landscaping to the front garden areas also aid in the blending of structures with the site.</p>

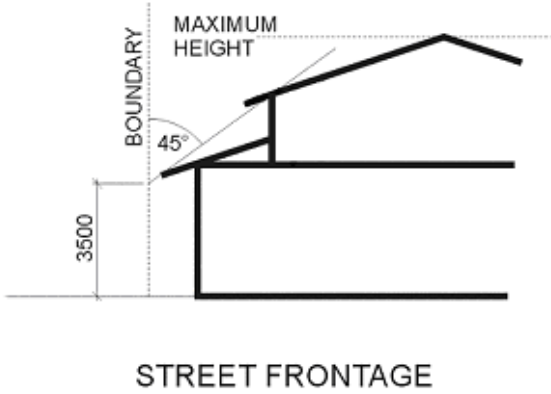
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which reinforce and protect the Pittwater's natural context.	<p>open, deep verandahs; or verandahs, pergolas or similar features above garage doors.</p> <p>The bulk and scale of buildings must be minimised.</p> <p>Garages, carports and other parking structures including hardstand areas must not be the dominant site feature when viewed from a public place. Parking structures should be located behind the front building line, preferably set back further than the primary building, and be no greater in width than 50% of the lot frontage, or 7.5 metres, whichever is the lesser.</p> <p>Landscaping is to be integrated with the building design to screen the visual impact of the built form. In residential areas, buildings are to give the appearance of being secondary to landscaping and vegetation.</p>		

<p>D1.5 Building colours and materials</p> <p>The development enhances the visual quality and identity of the streetscape. To provide attractive building facades which establish identity and contribute to the streetscape. To ensure building colours and materials compliments and enhances the visual character its location with the natural landscapes of Pittwater. The colours and materials of the development harmonise with the natural environment. (En, S)</p> <p>The visual prominence of the development is minimised. Damage to existing native vegetation and habitat is minimised. (En)</p> <p>An informal beachside appearance of the Avalon Beach Village. (S, Ec)</p>	<p>External colours and materials shall be dark and earthy tones as shown below:</p> <table><tr><td> Black ✓</td><td> Dark grey ✓</td><td> Dark green ✓</td></tr><tr><td> Dark brown ✓</td><td> Mid grey ✓</td><td> Green ✓</td></tr><tr><td> Brown ✓</td><td> Dark blue ✓</td><td></td></tr></table> <p>External materials and finishes shall be or shall appear to be natural, with subdued natural and dark coastal colours. Brighter colour accents shall be permitted. The dominant use of smooth shiny surfaces such as glass, metallics and plastics shall be avoided.</p>	 Black ✓	 Dark grey ✓	 Dark green ✓	 Dark brown ✓	 Mid grey ✓	 Green ✓	 Brown ✓	 Dark blue ✓		Yes	<p>Refer to DA.00 Contents & Material Schedule in the architectural drawing package.</p> <p>The proposed secondary dwelling is to have materials of dark, earthy tones.</p> <p>As can be seen in the selected materials, the proposal aims to compliment the existing, while fitting in with the landscape.</p>
 Black ✓	 Dark grey ✓	 Dark green ✓										
 Dark brown ✓	 Mid grey ✓	 Green ✓										
 Brown ✓	 Dark blue ✓											

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<p>D1.8 Front Building Line</p> <p>To achieve the desired future character of the Locality. (S) The amenity of residential development adjoining a main road is maintained. (S) Vegetation is retained and enhanced to visually reduce the built form. (En) Vehicle manoeuvring in a forward direction is facilitated. (S) To encourage attractive street frontages and improve pedestrian amenity. To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.</p>	<table><tr><th>Land</th><th>Front Building Line (metres)</th></tr><tr><td>C4 Environmental Living</td><td>6.5, or established building line, whichever is the greater</td></tr></table> <p>The minimum front building line shall be in accordance with the above table.</p> <p>Built structures (including swimming pools), other than driveways, fences and retaining walls are not permitted within the front building setback.</p> <p>Where new streets or access ways are proposed in residential flat building and multi dwelling housing development, a minimum front setback of 3m must be provided between the carriageway and dwellings.</p> <p>Variations</p> <p>Where the outcomes of this control are achieved, Council may accept a minimum building setback to a secondary street of half the front building line.</p> <p>Where the outcomes of this control are achieved, Council may accept variation to these building lines in the following circumstances:</p> <p>considering established building lines;</p> <p>degree of cut and fill;</p> <p>retention of trees and vegetation;</p> <p>where it is difficult to achieve acceptable levels for building;</p> <p>for narrow or irregular shaped blocks;</p> <p>where the topographic features of the site need to be preserved; where the depth of a property is less than 20 metres.</p> <p>On steeply sloping or constrained sites, reduced or nil setbacks for carparking structures and spaces may be considered, however all other structures on the site must satisfy or exceed the minimum building line applicable.</p> <p>On-site wastewater treatment systems and rainwater tanks are permitted within the front building line provided that they do not exceed 1m in height above ground level (existing).</p> <p>Where the outcomes of this control are achieved, Council may accept variation to these building lines in the following circumstances:</p>	Land	Front Building Line (metres)	C4 Environmental Living	6.5, or established building line, whichever is the greater	Yes	<p>Refer to the architectural drawing package.</p> <p>As can be seen on the architectural drawings, the proposed secondary dwelling complies with the required 6.5m front setback. It is in fact approximately 8.13m from the nearest front boundary point and aligning with neighbouring property No.26 Watkins Road.</p> <p>Therefore the proposal complies with front setback requirements.</p>
Land	Front Building Line (metres)						
C4 Environmental Living	6.5, or established building line, whichever is the greater						

ID & Outcomes: Pittwater Local Environmental Plan 2014 & Pittwater 21 Development Control Plan	Controls	Compliance	Consideration				
	<p>where the proposal is sympathetic to the established pattern in the street, and</p> <p>where the proposal has no adverse impact on the amenity and charm of the streetscape of Avalon Parade.</p> <p>where the proposal involves minor alterations to existing structures that are in front of the building line.</p> <p>Such alterations are not to extend any closer to the street and shall maintain or increase the existing number of canopy trees within the front yard.</p> <p>On-site wastewater treatment systems and rainwater tanks are permitted within the front building setback provided that they do not exceed 1m in height above ground level (existing).</p> <p>Council may permit parking spaces in front of the building line where site constraints limit location.</p>						
<p>D1.9 Side and rear building line</p> <p>To achieve the desired future character of the Locality. (S) The bulk and scale of the built form is minimised. (En, S) Equitable preservation of views and vistas to and/or from public/private places. (S) To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping. To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S) Substantial landscaping, a mature tree canopy and an attractive streetscape. (En, S) Flexibility in the siting of buildings and access. (En, S) Vegetation is retained and enhanced to visually reduce the built form. (En) A landscaped buffer between commercial and residential zones is achieved.(En,S)</p>	<p>The minimum side and rear building line for built structures including pools and carparks, other than driveways, fences and retaining walls, shall be in accordance with the following table.</p> <table><tr><th>Land</th><th>Front Building Line (metres)</th></tr><tr><td>C4 Environmental Living</td><td>2.5 at least to one side; 1.0 for other side 6.5m for rear</td></tr></table>	Land	Front Building Line (metres)	C4 Environmental Living	2.5 at least to one side; 1.0 for other side 6.5m for rear	Yes	<p>Refer DA09 & DA10 in the architectural drawing package.</p> <p>As can be seen the proposed carport and the proposed secondary dwelling have been designed and located to comply with Councils side & rear setback requirements.</p>
Land	Front Building Line (metres)						
C4 Environmental Living	2.5 at least to one side; 1.0 for other side 6.5m for rear						

ID & Outcomes: Pittwater Local Environmental Plan 2014 & Pittwater 21 Development Control Plan	Controls	Compliance	Consideration
<p>D1.11 Building envelope</p> <p>To achieve the desired future character of the Locality. (S)</p> <p>To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.</p> <p>To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.</p> <p>The bulk and scale of the built form is minimised. (En, S)</p> <p>Equitable preservation of views and vistas to and/or from public/private places. (S)</p> <p>To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S)</p> <p>Vegetation is retained and enhanced to visually reduce the built form. (En)</p>	<p>Buildings are to be sited within the following envelope:</p>  <p>The diagram illustrates a building envelope for a street frontage. A horizontal line represents the ground level. A vertical line on the left is labeled '3500' with a dimension line. A dashed vertical line is labeled 'BOUNDARY'. A solid line starts from the ground level, goes up at a 45-degree angle (labeled '45°'), then becomes horizontal at the 'MAXIMUM HEIGHT'. A building footprint is shown within this envelope, with its roofline following the 45-degree boundary and its height not exceeding the maximum height line. The text 'STREET FRONTAGE' is centered below the diagram.</p>	<p>Yes</p>	<p>Refer DA15, DA16 & DA17 in the architectural drawing package.</p> <p>As can be seen in the architectural drawings, the proposed alterations & additions and the secondary dwelling comply with Council's building envelope requirements.</p>

ID & Outcomes: Pittwater Local Environmental Plan 2014 & Pittwater 21 Development Control Plan	Controls	Compliance	Consideration														
<div>D1.14 Landscaped Area - Environmentally Sensitive Land</div> <div>Achieve the desired future character of the Locality. (S) The bulk and scale of the built form is minimised. (En, S) A reasonable level of amenity and solar access is provided and maintained. (En, S) Vegetation is retained and enhanced to visually reduce the built form. (En) Conservation of natural vegetation and biodiversity. (En) Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels. (En) To preserve and enhance the rural and bushland character of the area. (En, S) Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.(En, S)</div>	<div>The total landscaped area on land zoned C4 Environmental Living shall be 60% of the site area. The use of porous materials and finishes is encouraged where appropriate. Any alterations or additions to an existing dwelling shall provide a minimum 60% of the site area as landscaped area.</div> <div>Variations Provided the outcomes of this control are achieved, the following may be permitted on the landscaped proportion of the site: impervious areas less than 1 metre in width (e.g. pathways and the like); for single dwellings on land zoned C4 Environmental Living, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g. roofed or unroofed pergolas, paved private open space, patios, pathways and uncovered decks no higher than 1 metre above ground level (existing))</div>	Yes	<div>Refer DA19 Site Coverage in the architectural drawing package & table below:</div> <div><div><div>PROPOSED SITE COVERAGE</div><table><tr><td>Site Area</td><td>1131.5m²</td></tr><tr><td>Dwellings, carport/store</td><td>263.0m²</td></tr><tr><td>Decks</td><td>85.0m²</td></tr><tr><td>Swimming Pool</td><td>8.0m²</td></tr><tr><td>Driveway</td><td>142.0m²</td></tr><tr><td>Soft Landscaping</td><td>(56.0%) 633.5m²</td></tr><tr><td>6% variation</td><td>(62.0%) 701.5m²</td></tr></table></div><div>The proposed landscape are is 62% when including the 6% variation for uncovered decks and the like under 1m from ground level.</div><div>Therefore compliant.</div></div>	Site Area	1131.5m ²	Dwellings, carport/store	263.0m ²	Decks	85.0m ²	Swimming Pool	8.0m ²	Driveway	142.0m ²	Soft Landscaping	(56.0%) 633.5m ²	6% variation	(62.0%) 701.5m ²
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